

RESOLUTION 93-11
TO DESIGNATE THE PROPERTY LOCATED AT 1851, 1853, 1855, AND 1857
S. COVEY LANE AS AN "ECONOMIC REVITALIZATION AREA"
(Covey Parke Partners)

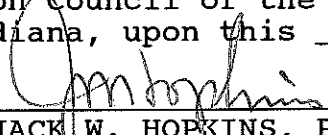
- WHEREAS, Covey Parke Partners have filed an application for designation of the property located at 1851, 1853, 1855, and 1857 S. Covey Lane as an "Economic Revitalization Area"; and
- WHEREAS, the application has been reviewed by the Departments of Redevelopment and Planning, and the Redevelopment Commission has passed a Resolution recommending to the Common Council the approval of the "Economic Revitalization Area" designation for said property and for said term of years; and
- WHEREAS, the Common Council has investigated the area described in detail in Exhibit "A", attached hereto and made a part hereof, more commonly described as 1851, 1853, 1855, and 1857 D. Covey Lane (Lots 1 & 2, Huntington Renaissance Addition); and
- WHEREAS, the property described above is part of the Miller Drive area as defined in the Redevelopment Department's Community Development and Housing Plan, and has experienced a cessation of growth;

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. The Common council finds and determines that the area described above is an "Economic Revitalization Area" as set forth in Indiana Code 6-1.1-12.1-1 et. seq.; the Common Council further finds and determines that the owner of the property shall be entitled to a deduction from the assessed value of the property for a period of ten (10) years for the sole purpose of low income housing if the property is rehabilitated or redeveloped pursuant to I.C. 6.1.1-12.3.

SECTION II. As agreed to by Petitioner, in its application, if the improvements described in the application are not commenced (defined as obtaining a building permit and actual start of installation) within twelve (12) months of the date of the designation of the above area as an "Economic Revitalization Area", this Common Council shall have the right to void such designation.


PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 1st day of April, 1993.


JACK W. HOPKINS, President
Bloomington Common Council

SIGNED and APPROVED by me upon this 12th day of April, 1993.


TOMILEA ALLISON, Mayor
City of Bloomington

ATTEST:


PATRICIA WILLIAMS, Clerk
City of Bloomington

SYNOPSIS

Covey Parke Partners, represented by Tim Henke, has filed an application for designation of the property located at 1851, 1853, 1855, 1857 S. Covey Lane as an "Economic Revitalization (over)

Area." Indiana Law provides that upon a finding by the Common Council that an area is an "Economic Revitalization Area," property taxes are reduced on improvements to that real estate for a period of three, six, or ten years. This Resolution provides that the owners of the property shall be entitled to a deduction for a period of ten (10) years.

Signed copies to

WT

Redevelopment

Petitioner

MC Assessor

MC Auditor } certified

**STATEMENT OF BENEFITS**

State Form 27167 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

The records in this series are CONFIDENTIAL according to IC 6-1.1-35-9

**FORM
SB - 1****INSTRUCTIONS:**

- This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and if the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.
 - To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
 - Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1**TAXPAYER INFORMATION**

Name of taxpayer

Covey Parke Partners

Address of taxpayer (street and number, city, state and ZIP code)

106 East 6th Street, Bloomington, IN 47403

Name of contact person

Tim J. Henke

Telephone number

(812) 359-9973

SECTION 2**LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body

City of Bloomington

Resolution number

Location of property

51,1853,1855,1857 S. Covey Lane, Bloomington IN

County

Monroe

Taxing district

Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) 2 - New Duplex Buildings for low income residents with:

2 - handicap accessible 2 bedroom apartments; and

2 second floor 2 bedroom apartments.

Estimated starting date

Estimated completion date

SECTION 3**ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current number

Salaries

Number retained

Salaries

Number additional

Salaries

SECTION 4**ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

| | Real Estate Improvements | | Machinery | |
|---|--------------------------|----------------|-----------|----------------|
| | Cost | Assessed Value | Cost | Assessed Value |
| Current values | A 4,000. | 1,000. | | |
| Plus estimated values of proposed project | B 200,000. | 75,000. | | |
| Less values of any property being replaced | C 0. | -0- | | |
| Estimated values upon completion of project D | 200,000. | 75,000. | | |

SECTION 5**OTHER BENEFITS PROMISED BY THE TAXPAYER**

Partnership hereby guarantees that all units will be occupied by tenants at or below 60% of area median income for a period of not less than 15 years.

SECTION 6**TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.

Signature of authorized representative

Tim J. Henke

Title

Managing General Partner
Covey Parke Partners

Date signed (month, day, year)

12-3-92

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
 2. Installation of new manufacturing equipment; ☐ Yes ☐ No
 3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ _____ cost with an assessed value of \$ _____.
- E. Other limitations or conditions (specify) _____
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:
☐ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)

Telephone number

Date signed (month, day, year)

Attested by:

Designated body

Patricia Williams, City Clerk

Common Council City of Bloomington

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5. Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT

For Deductions Allowed Over A Period Of:

| Year of Deduction | Five (5) Year Percentage | Ten (10) Year Percentage |
|-------------------|--------------------------|--------------------------|
| 1st | 100% | 100% |
| 2nd | 95% | 95% |
| 3rd | 80% | 90% |
| 4th | 65% | 85% |
| 5th | 50% | 80% |
| 6th | | 70% |
| 7th | | 55% |
| 8th | | 40% |
| 9th | | 30% |
| 10th | | 25% |

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT

For Deductions Allowed Over A Period Of:

| Year of Deduction | Three (3) Year Deduction | Six (6) Year Deduction | Ten (10) Year Deduction |
|-------------------|--------------------------|------------------------|-------------------------|
| 1st | 100% | 100% | 100% |
| 2nd | 66% | 85% | 95% |
| 3rd | 33% | 66% | 80% |
| 4th | | 50% | 65% |
| 5th | | 34% | 50% |
| 6th | | 17% | 40% |
| 7th | | | 30% |
| 8th | | | 20% |
| 9th | | | 10% |
| 10th | | | 5% |